

16/205 Flemington Road, North Melbourne Vic 3051



2 Bed 1 Bath 1 Car

Property Type: House (Previously Occupied - Detached)

Indicative Selling Price

\$699,500

Median House Price

19/10/2021 – 18/10/2022:

\$600,000

Comparable Properties



10/199-205 Flemington Road, North Melbourne 3051 (REI)

2 Bed 1 Bath 1 Car

Price: \$737,500

Method: Private Sale

Date: 03/08/2022

Property Type: Apartment

Agent Comments: Same building Comparable size property Comparable property



6/46 Manningham Street, Parkville 3052 (VG)

2 Bed 1 Bath 1 Car

Price: \$710,000

Method: Sale

Date: 01/08/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Similar type of building Comparable size property Garage with the property Comparable property



25/205 Flemington Road, North Melbourne 3051 (VG)

2 Bed 1 Bath - Car

Price: \$700,000

Method: Sale

Date: 03/08/2022

Property Type: Strata Unit/Flat

Agent Comments: Same building Comparable size property Comparable property

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

16/205 Flemington Road, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$699,500

Median sale price

Median price

\$600,000

Unit

x

Suburb

North Melbourne

Period - From

19/10/2022

to

18/10/2022

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
10/199-205 Flemington Road, NORTH MELBOURNE 3051	\$737,500	03/08/2022
6/46 Manningham Street, PARKVILLE 3052	\$710,000	01/08/2022
25/205 Flemington Road, NORTH MELBOURNE 3051	\$700,000	03/08/2022

This Statement of Information was prepared on:

17/11/2022